



Myrle House, 46 Merley Lane
Merley, Wimborne
Dorset, BH21 1RY

A beautifully presented 4 bedroom detached family home in a non-estate location within Merley, and about 1.5 miles from Wimborne town centre.

**PRICE GUIDE: OFFERS OVER
£725,000 FREEHOLD**

Council Tax: Band F

EPC Rating: Band C



Christopher
Batten

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Originally built in the 1930s, Myrle House underwent substantial refurbishment and extension before being purchased by the current owner.

An entrance lobby leads to a reception hall featuring Karndean flooring, off of which is an attractive family room with a bay window and fitted floor-to-ceiling bookcases. There is also a ground floor cloakroom, and a personal door to the garage.

At the rear, there is a spacious, light living room with a vaulted ceiling, 2 Velux style windows, and French doors to the garden. Further double doors lead to the contemporary kitchen/dining room, which also has a vaulted ceiling and 2 Velux style windows. The kitchen features Karndean flooring, modern units, splashbacks and granite surfaces, and a range of built-in appliances.



2



4



2



From the hall, stairs lead to the first floor landing which divides at the top. To the left there are 3 double bedrooms. At the front, bedroom 1 has fitted wardrobes and an en suite shower room. Bedrooms 2 and 4 overlook the rear garden

To the right is bedroom 3, which has a built-in cupboard and a comprehensive range of fitted office furniture. The family bathroom is finished to a high standard and comprises bath (with shower over), WC, wash basin and towel radiator.



The property is approached via a substantial brick paved off road parking area which leads to an integral garage housing the gas central heating boiler and a utility area with a sink.



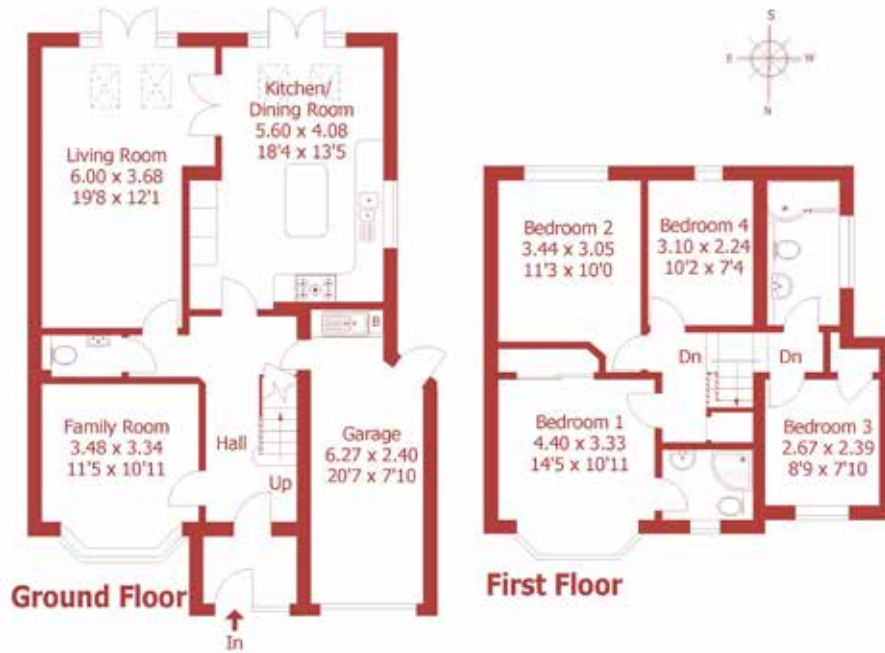
The stunning, south facing rear garden includes a lovely enclosed patio surrounded by a fence, trellis, mature planting, and dwarf red brick planters. This leads to a central lawn flanked by a wonderful range of planting. A pair of sculpted red brick planters lead you through a pergola providing shade and a small seating area. The pathway, surrounded by mature flower beds, leads to a circular red brick pond. The garden's layout has been thoughtfully designed to facilitate gatherings for multiple guests.

Location: Merley offers local shops, a health practice, a First School, a community centre and a church, and bus services run to the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo. Schools for all ages, including grammar schools, are easily accessible, and Wimborne town centre provides a wide range of amenities.



46 Merley Lane, Merley

Approximate Gross Internal Area :- 143 sq m / 1538 sq ft



For identification purposes only, not to scale, do not scale



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There are delightful walks close by, in Delph Woods and along the Castleman Trailway to Wimborne and Poole.

Directions: From Wimborne town centre, proceed south along Poole Road, over Canford Bridge and up Oakley Hill. Just before the Willett Arms, turn left into Oakley Lane, and take the first turning on the right, into Oakley Straight. At the end, turn right into Merley Lane, and number 46 can be found on the left hand side.







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